

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting Agenda for October 17, 2011 at 7:00 pm
Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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1. Call to Order, Declaration of a Quorum, and Pledge of Allegiance

2. Approval of All Outstanding Minutes of the VCCPG

3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- Summary of September 22, 2011 workshop at DPLU on Board Policy 1-63 (PAA process) update or sunset. (Smith)
- Summary of October 13, 2011 workshop at DPLU for an optional design review process that will be available to less complex projects with a "B" designator. The process will consist of a checklist with specific design requirements. (Smith)

5. Action items (VCCPG advisory vote may be taken on the following items).

The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.

- Presentation by Bob Citrano of DPLU on the Community Evacuation Routes Study Group and consultants report about proposed evacuation routes and standards. Discussion and possible vote on the presentation and the standards (Hutchison)
- 28404 Cole Grade Rd (South of Valley Center Rd.) APN 188-260-37-00, Discussion and possible vote on presentation and request from Jerry Gaughan regarding changing zoning on his property from RR-4 to M54. (Smith)
- Discussion and vote on Mobility Subcommittee recommendations for use of \$425,000 for Valley Center Road safety improvements. (Davis)
- Discussion and vote on Approval of Valley Center Parks & Recreation District's Proposed Five Year Projects Priority List for the Expenditure of Park Land Dedication Ordinance Funds. (Bachman)
- Stephens Wind Turbines Administrative Permit 3000 11-006 (AD); the project is an administrative permit to allow five 48-inch diameter, roof mounted wind turbines or fans pursuant to Section 6950 of the Zoning Ordinance. It is located at 26904 Delridge Lane in Valley Center. Staff recommends that the Director of Planning and Land Use adopt the environmental findings and approve Administrative Permit AD 11-006 which includes findings necessary to ensure that the project is consistent with the Zoning Ordinance. (Bachman)
- Administrative Permit for Guest living quarters at Richard Voth Property, 3000-110125 (AD11-024); project located at 30727 Lilac Hills Lane, Contact person: Marty Diaz, 308 Industrial Way, Fallbrook 92028 (Jackson)
- Discussion and possible vote on VCCPG supporting properties along Cole Grade Rd. south of Valley Center Road in changing zoning from RR-4 to M54 (Smith)

6. Subcommittee Updates (Informational reports)

- a. Mobility – (Bob Davis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (Brian Bachman, Chair)
- f. Rancho Lilac – (Ann Quinley and Mark Jackson, Co-Chairs)
- g. Southern Village - (Jon Vick, Chair)
- h. Spanish Valley Ranch (Mark Jackson, Chair)
- i. Tribal Liaison – (Larry Glavinic, Chair)
- j. Website – (Bob Davis, Chair)
- k. Pauma Ranch (Christine Lewis and LaVonne Norwood-Johnson, Co-Chairs)
- l. Equine Ordinance (Oliver Smith, Chair)
- m. I-15/395 Master Planned Community (Accretive) (Steve Hutchison, Chair)

7. Correspondence Received for October 2011 agenda

- a. DPLU to VCCPG; Nickels Packing, Administrative Permit; Project number 3000-11-029 (AD 11-029) located at 29811 Miller Road near Quail Hollow Lane, Project involves the building of metal buildings for the packing and processing of citrus grown on the property; contact person is Paul Smith, IMEZ, LLC 760-751-3532 (DPLU planner is Kevin Johnston at 858-3084. (Dave Anderson for VCCPG)
- b. DPLU to VCCPG; Swanson, Administrative Permit for Project number 3000-11-030 (AD 11-030); Second Dwelling Unit and Garage; located at 31760 N. Berry Road and Patrick Way; The project will convert an 1800 square foot metal building to a second dwelling unit with attached garage. It will include 950 sq. ft. of living space an 850 sq. ft. attached garage; 4155 sq. ft. second story an 1048 sq. ft. garage and a 44 sq. ft. covered porch. Contact person is Paul Smith 760-751-3532. DPLU planner is Kevin Johnston at 858-694-3084. (LaVonne Norwood-Johnson for VCCPG)
- c. Laurence and Linda Nielsen to Mark Slovak with copy to VCCPG; RE: Project P11-027 Solar Orchard, LLC; Photo Voltaic Solar Project. Letter opposes installation of a solar power facility next to Vesper Grove Estates because it is incomparable with existing zoning and land use restrictions.
- d. Trudy Konyn to VCCPG; Note of thanks for the Planning Group's reception of Bill Lewis's presentation of plans for the Konyn family land.
- e. DPLU to VCCPG; Matz Commercial Bldg Site Plan "B" Designator, REPLACEMENT plan; 3500-10-013 (STP10-13). Plans for a Commercial Building at 8719 Old Castle Road, Escondido, CA; Project Contact Person is James Scott Fleming 619 743-5770. David Sibbet is DPLU planner at 858-694-3901 (Jon Vic for VCCPG)

8. Adjournment

Next Regular Meeting: **November 14, 2011**